

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Somerville

State: MA

PJ's Total HOME Allocation Received: \$13,598,970

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 19				
% of Funds Committed	97.48 %	94.99 %	7	93.41 %	82	85	
% of Funds Disbursed	87.75 %	88.48 %	12	84.68 %	55	58	
Leveraging Ratio for Rental Activities	8.62	7.52	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	77.26 %	92.86 %	18	80.76 %	19	22	
% of Completed CHDO Disbursements to All CHDO Reservations***	62.09 %	72.26 %	15	68.18 %	33	32	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.06 %	81.71 %	4	80.32 %	68	76	
% of 0-30% AMI Renters to All Renters***	50.53 %	50.15 %	9	45.16 %	57	60	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.12 %	1	95.04 %	100	100	
Overall Ranking:			In State: 14 / 19		Nationally: 59 59		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,720	\$26,647		\$26,037	378 Units	41.90 %	
Homebuyer Unit	\$36,400	\$16,054		\$14,755	45 Units	5.00 %	
Homeowner-Rehab Unit	\$13,225	\$14,900		\$20,487	193 Units	21.40 %	
TBRA Unit	\$3,141	\$3,709		\$3,225	287 Units	31.80 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Somerville MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$76,705	\$151,885	\$14,515
State:*	\$143,827	\$100,449	\$22,840
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ:	4.4 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	53.4	46.7	87.0	43.9
Black/African American:	33.3	8.9	9.3	34.5
Asian:	1.6	13.3	1.6	1.7
American Indian/Alaska Native:	0.3	0.0	0.0	0.7
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.3
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.8	2.2	0.0	1.4
Asian/Pacific Islander:	0.3	13.3	1.0	1.7

ETHNICITY:

Hispanic	10.3	15.6	1.0	15.7
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HOUSEHOLD SIZE:

1 Person:	46.0	20.0	42.0	81.2
2 Persons:	23.8	20.0	27.5	11.8
3 Persons:	17.2	17.8	8.8	3.5
4 Persons:	7.9	26.7	12.4	2.1
5 Persons:	3.4	8.9	6.7	1.0
6 Persons:	1.6	6.7	1.0	0.3
7 Persons:	0.0	0.0	1.6	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	23.8	22.2	17.6	80.5
Elderly:	25.9	2.2	44.0	0.3
Related/Single Parent:	33.3	11.1	9.8	16.4
Related/Two Parent:	9.0	55.6	25.4	1.7
Other:	7.9	8.9	3.1	1.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.9	2.2 [#]
HOME TBRA:	3.2	
Other:	50.3	
No Assistance:	30.7	

of Section 504 Compliant Units / Completed Units Since 2001 143

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Somerville State: MA Group Rank: 59
(Percentile)
State Rank: 14 / 19 PJs Overall Rank: 59
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	77.26	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	62.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.06	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.85	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

